

## **COMMISSION ON CHICAGO LANDMARKS NOTICE OF A REGULAR MEETING**

The Commission on Chicago Landmarks will hold its regular meeting on Thursday, February 7, 2019, at 12:45 p.m. in City Hall, 121 North LaSalle Street, Room 201-A, 2<sup>nd</sup> Floor.

The Permit Review Committee will hold its regular meeting in City Hall, 121 North LaSalle Street, in Room 201-A on Thursday, February 7, 2019, at 1:30 p.m.

Attached is a copy of the agendas for the Commission meetings.

David Reifman  
Secretary

**DRAFT AGENDA**  
**COMMISSION ON CHICAGO LANDMARKS**  
Regular Meeting – Thursday, February 7, 2019  
City Hall, 121 North LaSalle Street, Room 201-A  
12:45 p.m.

1. Approval of the Minutes of Previous Meeting

Regular Meeting of January 10, 2019

2. Summary of Information for a Preliminary Landmark Recommendation

PILSEN DISTRICT

WARD 25

18th Street between Leavitt and Sangamon Streets, and 13 blocks bounded by 18th Street to the north, Ashland Avenue to the west, 21st Street to the south, and Racine Avenue to the east

3. Recommendation to City Council for Approval of Class L Property Tax Incentive

MARSHALL FIELD AND COMPANY BUILDING  
111 North State Street

WARD 42

4. Preliminary Decision on Permit Application for Demolition Pursuant to §2-120-740 through §2-120-825 of the Municipal Code

FULTON-RANDOLPH MARKET DISTRICT  
318-328 North Carpenter Street

WARD 27

5. Program Committee Report

Recommendation to the Illinois Historic Sites Advisory Council on Nomination to the National Register of Historic Places:

CHICAGO MUNICIPAL TUBERCULOSIS SANITARIUM DISTRICT  
5601-6000 North Pulaski Road

WARD 39

Report on Suggestion Received from the Public for Possible Chicago Landmark Designation (Deadline for submissions was January 15, 2019)

6. Permit Review Committee Reports

Report on Projects Reviewed at the January 10, 2019, Permit Review Committee Meeting

Report on Permit Decisions by the Commission Staff for the Month of January 2019

7. Approval of the Annual Certified Local Government Report for 2018
8. Adjournment

## **NOTICE OF PUBLIC MEETING**

### **DRAFT PERMIT REVIEW COMMITTEE**

**THURSDAY, February 7, 2019**

**City Hall, 121 N. LaSalle St., Room 201-A**

**1:30 p.m.**

### **DRAFT AGENDA:**

- 1. 2132 N. Stockton, Lincoln Park Zoo** **43<sup>rd</sup> Ward**  
**Lion House**  
Proposed exterior and interior renovation including removal of portions of non-historic, faux stone animal habitat at the north exterior elevation and portions of interior walls, installation of canopies at the north elevation, a new animal support area including a new accessory structure north of the Lion House, removal of non-historic incursions in the interior, installation of cantilevered and recessed glass viewing areas within existing bays, redesign of accessible entrances.
- 2. 1342 N. Hoyne** **2<sup>nd</sup> Ward**  
**Wicker Park District**  
Proposed new 3-story masonry single family home.
- 3. 330 N. Wabash** **42<sup>nd</sup> Ward**  
**IBM Building**  
Proposed installation of a new coffee kiosk in lobby of existing building.
- 4. 3328 S. Calumet** **4<sup>th</sup> Ward**  
**Calumet-Giles-Prairie District**  
Proposed construction of a partial third floor masonry addition.
- 5. 651 W. Hutchinson** **46<sup>th</sup> Ward**  
**Hutchinson Street District**  
Violation: Exterior alteration to existing single family residence including addition of two dormers on the roof.

Dijana Cuvalo, AIA  
Historic Preservation Division  
Bureau of Planning, Historic Preservation & Sustainability  
Department of Planning and Development

# PERMIT REVIEW COMMITTEE

Summary of projects and staff recommendations, February 7, 2019

## DRAFT

### 1. 2132 N. Stockton, Lincoln Park Zoo

43<sup>rd</sup> Ward

#### **Lion House**

Exterior and interior renovation including removal of portions of non-historic, faux stone animal habitat at the north exterior elevation and portions of interior walls, installation of canopies at the north elevation, a new animal support area including a new accessory structure north of the Lion House, removal of non-historic incursions in the interior, installation of cantilevered and recessed glass viewing areas within existing bays, redesign of accessible entrances

**Applicant:** Maureen Leahy/Lincoln Park Zoo, owner representative  
Leonard Koroski/Goettsch Partners, Inc., architect

**Staff Recommendation:** Staff recommends that the Committee find that the conceptual design drawings dated 12/7/18 update 2/1/18 , with the following conditions, meet the criteria set forth in the Commission's Rules and Regulations, the Commission's *Guidelines for Alterations to Historic Buildings and New Construction*, and Standards 2, 5, 9, and 10 of the *U.S. Secretary of the Interior's Standards for Rehabilitation of Historic Buildings* and therefore, the project will not have an adverse effect on the significant historical and architectural features of the landmark property and approve the project with the following conditions:

#### Interior

1. Treatment of the newly exposed heads, jambs, sills, and columns of the portals shall match existing treatments. Detailed, dimensioned drawings noting treatment and finish of the newly exposed heads, jambs, sills and columns be provided with permit plans for staff review and approval;
2. As proposed, the cantilevered habitat cases shall maximize use of clear glazing with minimal framing to create the most transparent volumes possible within the Great Hall. Detailed, dimensioned drawings noting treatment and finish are provided with permit plans for Historic Preservation staff review and approval;
3. The enlargement of door openings on the interior north elevation with reinstallation of level trim be approved;
4. As proposed, the new pedestal system of flooring with no attachments or penetrations into the existing floor be approved. As proposed, carpeting shall be neutral in color;

#### Exterior

5. The metal panel at the façade above the new canopy shall not extend beyond the soldier course under the clerestory sills. If

historic cladding is missing it shall be replaced to match historic; and

6. Further study and design development of the exterior accessible entry designs B and G be undertaken to more definitively understand the impact on the historic structure. Detailed, dimensioned plans, elevations, and section drawings noting materials and finishes as well as perspective renderings from multiple approaches to the building should be submitted for future consideration by the Permit Review Committee.

**2. 1342 N. Hoyne**

**2<sup>nd</sup> Ward**

**Wicker Park District**

Proposed new 3-story masonry single family home.

**Applicant:** Matthew and Jackie Shapiro, owners  
Paul Audrain, architect

**Staff Recommendation:** Staff recommends that the Committee find that the project, with the following conditions, meets the criteria set forth in the Commission's Rules and Regulations, the Commission's *Guidelines for Alterations to Historic Buildings and New Construction*, and Standards 9 and 10 of the *U.S. Secretary of the Interior's Standards for Rehabilitation of Historic Buildings* and therefore, the project will not have an adverse effect on the significant historical and architectural features of the landmark district and approve the project with the following condition:

1. Historic Preservation staff shall review and approve all material samples, which shall be consistent with historic color ranges in the district, prior to order and installation.

**3. 330 N. Wabash**

**42<sup>nd</sup> Ward**

**IBM Building**

Proposed installation of new coffee kiosk in lobby of existing building.

**Applicant:** BCSP 330 North Wabash Property LLC, owner  
Corey Dunne, D+K Architects

**Staff Recommendation:** Staff recommends that the Committee find that the project, with the following conditions, meets the criteria set forth in the Commission's Rules and Regulations, the Commission's *Guidelines for Alterations to Historic Buildings and New Construction*, and Standards 9 and 10 of the *U.S. Secretary of the Interior's Standards for Rehabilitation of Historic Buildings* and therefore, the project will not have an adverse effect on the significant historical and architectural features of the landmark property and approve the project with the following conditions:

1. The proposed mahogany shall be stained a dark color to be more consistent with the historic lobby finishes; and,

2. As proposed, the cabinetry shall not be attached to the marble floor.

**4. 3328 S. Calumet**

**4<sup>th</sup> Ward**

**Calumet-Giles-Prairie District**

Proposed construction of a partial third floor masonry addition.

**Applicant:** Nelson McLemore III, owner  
Reginald B. Wilson, architect

**Staff Recommendation:** Staff recommends that the Committee find that the project, with the following conditions, meets the criteria set forth in the Commission's Rules and Regulations, the Commission's *Guidelines for Alterations to Historic Buildings and New Construction*, and Standards 9 and 10 of the *U.S. Secretary of the Interior's Standards for Rehabilitation of Historic Buildings* and therefore, the project will not have an adverse effect on the significant historical and architectural features of the landmark district and approve the project with the following conditions:

1. As proposed the new concrete masonry unit cladding for the third floor shall match the size, color texture and appearance of the existing cladding; and,
2. The project as proposed would require a zoning variation and/or adjustment, and the Commission takes no position regarding any requested variance/adjustment relative to the zoning code requirements.

**5. 651 W. Hutchinson**

**46<sup>th</sup> Ward**

**Hutchinson Street District**

Violation: Exterior alteration to existing single family residence including addition of two dormers on the roof.

**Applicant:** Joseph J. Winjum, owner  
Tim Archibald/Midwest Architecture Studio, architect

**Staff Recommendation:** Staff recommends that the Committee find that the project, with the following conditions, meets the criteria set forth in the Commission's Rules and Regulations, the Commission's *Guidelines for Alterations to Historic Buildings and New Construction*, and Standards 9 and 10 of the *U.S. Secretary of the Interior's Standards for Rehabilitation of Historic Buildings* and therefore, the project will not have an adverse effect on the significant historical and architectural features of the landmark property and district and approve the project with the following condition:

1. As proposed, both dormers are to be clad with a stucco exterior wall finish to match the existing structure.